



2 The Pines Amersham Road, High Wycombe HP13 6PN
£365,000

2 The Pines Amersham Road

High Wycombe

- Two Bedroom, Two Bathroom Executive Apartment
- Allocated And Visitor Parking
- Complete Chain
- Private Terrace
- Short Walk To Mainline Train Station
- Modern Development Built In 2018

Ideally situated in this exclusive development off Amersham Road just 0.5 miles from High Wycombe Town Centre and Mainline Train Station. The town offers a range of shopping facilities, restaurants, theatre, cinema/bowling complex, old town and the Rye Park. Access to the M40 motorway is just a short drive and the Mainline Station offers regular 25 min services to London Marylebone. There are numerous local schools for all ages including Godstowe for girls and The Royal Grammar School for Boys Council Tax band: C

Tenure: Leasehold 118 years remaining: Ground rent £395 per annum & service charge £3326.36 per annum.

EPC Energy Efficiency Rating: B

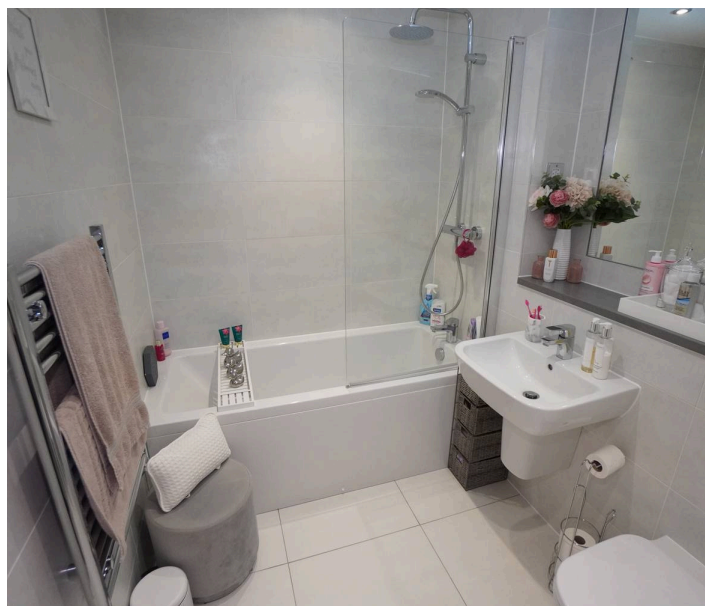
EPC Environmental Impact Rating: B



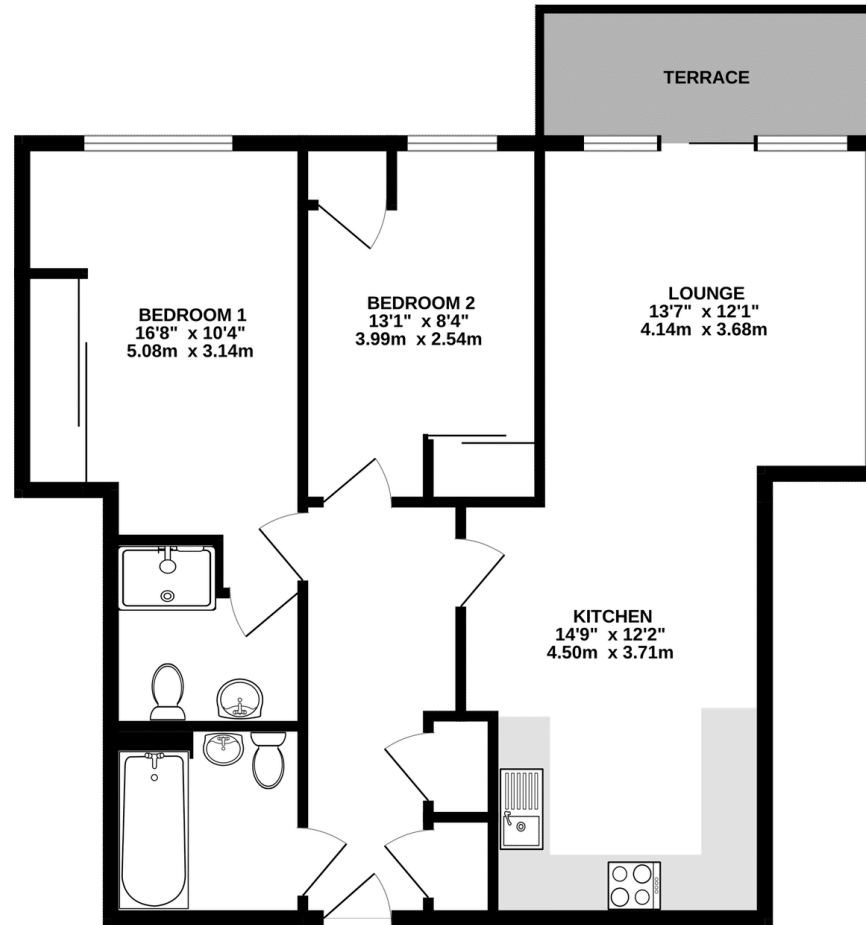
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This beautifully presented two bedroom, two bathroom executive apartment offers contemporary living in a sought-after development, ideal for professionals or those seeking convenient access to transport links. The spacious open-plan living and dining area features modern finishes and abundant natural light, creating a welcoming atmosphere for relaxation or entertaining guests. The well-appointed kitchen is fitted with integrated appliances and ample storage, catering to all your culinary needs. Both bedrooms are generously sized, with the principal bedroom benefiting from an en-suite shower room and built-in wardrobes, while the second bedroom is serviced by a stylish family bathroom. Additional features include allocated and visitor parking (ensuring convenience for both residents and guests), a private terrace (perfect for unwinding or enjoying a morning coffee), and secure entry systems for peace of mind. The property is offered with a complete chain, streamlining the buying process for prospective purchasers. Located just a short walk from the mainline train station, this apartment is perfectly positioned for commuters seeking quick and easy access to central London and beyond. With its blend of modern comfort, practical features, and excellent location, this superb flat represents an outstanding opportunity for first-time buyers, investors, or those looking to downsize without compromise.



GROUND FLOOR



The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

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